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The MORTGAGORISI COLE TAYLOR BA	NK AS TRUSTEE U/T/A DATE	D APRIL 16, 1992	AND KNOWN AS TRUST NO. 92-4130	
of the City of MUNDELEIN	. County of LAKE	· 	and State of ILLINOIS	
The MORTGAGORISI COLE TAYLOR BA of the City of MUNDELIEIN MORTGAGE(S) and WARRANT(S) to	COLLE TAYLOR BANK	a(n) BANKING	CORPORATIONwith its principal pli	ace of
business in CHICAGO	ILLINOIS	the Mortga	jee, the following described real e	estato:
SEE SCHEDULE A ATTACHED		•	corporationwith its principal place, the following described real of DEPT-01 RECORDINGS	\$29 58
			T89999 TRAN 6520 09/20/92	
			18058 # NO 942 - 70 9	700
			COOK COUNTY RECORDER	
			ra i Tuato	

situated in the County of	LAKE	in the State of	
TOGETHER with ell cuildings, rents, lenues, and profits, and	fixtures and improvements now or hell right, title, and interest of the Me	oreafter erected thereon, the appurtenances the orgagors in and to said real estate.	ereto, th
with the same of the same of the same	a and waive all elebte under and by	virtue of the Homestead Eventual I have of the	a Rinta a

The Mortgagors hereby release and waive all rights under and by virtue of the Homestean texempt LLLINOIS and the United States of America.

This Mortgage secures the performance of obligations pursuant to the Home Equity Line of Credit Agreement dated

19 92 Abetween Mortgagor(s) and Mortgagee. A copy of such Agreement may be inspected at the Mortgagee's office. The Mortgage secures not only indebtedness outstanding at the date hereof, if any, but also such future advances as are made pursuant to such Agreement within twenty (20) years from the date hereof, to the same extent as if such future advances were made on the date of execution hereof, although there may be no advances made at the time of execution hereof and although there may be no indebtedness outstanding at the time any advance is made. The total amount of indebtedness secured hereby making ease or decrease from time to time, but the lotal amount secured hereby

shall not exceed \$ TWENTY FIVE THOUSAND AND 00/100 plus interest thereon and any disbursements made for payment of taxes, special assessments or insurance on real estate described herein plus interest on such disbursements.

MORTGAGORS COVENANT AND WARRANT:

1. To pay the indebtedness as hereinbefore provided.

- To maintain the premises in good condition and repair, not to commit or suffer any waste of the premises; to comply with or cause to be complied with all statutes, ordinances and requirements of any governmental authority relating to the premises; and to promptly repair, restore, replace, or rebuild any part of the premises now or hereafter subject to the lien of this mortgage which may be damaged or destroyed by any casusary whatsoever; not to remove, demolish, or materially after any building or other property now or hereafter covered by the flex of this mortgage without the prior written consent of the Mortgagee.
- 3. To keep the buildings on the premises and the equipment insured for the benefit of the Mortgagee against loss or damage by fire, lightning, windstorm, hall, explosion, aircraft, vehicles, smoke and other casualties colleged by extended fire insurance, all in amounts approved by the Mortgagee not exceeding 100% of the full insulable value and, to the extent required by Mortgages, against any other risk insured against by persons operating like properties. All insurance herein provided for shall be in the form and companies approved by the Mortgages. Mortgages shall deliver to Mortgages with mortgage clause satisfactory to Mortgagee all said insurance policies. Mortgagors grant Mortgage power to settle or compromise all claims under all policies and to demand a receipt for all moneys becoming payable thereunder and to receive any money for loss or damage. Such amount may, at the option of Mortgages, be retained and applied by the Mortgages toward the payment of the moneys secured by this mortgage or be paid over wholly or in part to the Mortgagors for the repair of said buildings or for the erection of new buildings in their place.
- 4. To pay all taxes, assessments, special assessments, water rates, sewer service charges and other charges now or hereafter assessed or liens on or levied against the premises or any part thereof.
- Morigagors have good title to the premises and have the right to mortgage the same and shall make, execute, acknowledge or deliver in due form of law all such further or other deeds or assurances as may, at any time hereafter, be required for more fully and effectively carrying out the mortgage to the premises described and shall defend said premises from all and any person, firm or corporation deriving any estate, title or interest therein against said Mortgagors and all persons claiming through the Mortgagors.
- To permit the Mortgagee and any persons authorized by the Mortgagee to enter and inspect the premises at all reasonable times.
- Not to assign the whole or any part of the rents, income or profits arising from the premises without the written consent of the Mortgagee.

- 8. In the event of default in the performance of any of the Mortgagors' covenants or agreements berein, the Mortgagee, at the Mortgagee's option, may perform the same, and the cost thereof with interest at % of the performance of any of the Mortgagee's option, may perform the same, and the cost thereof with interest at % of the indebtedness secured by this mortgage.
- 9. The whole of the principal sum and interest thereon shall be due at the option of the Mortgagee upon the happening of any one of the following events: (a) if Mortgagors tail to comply with any repayment term or condition of the Home Equity Line of Credit Agreement; (b) if Mortgagors have engaged in fraud or material misrepresentation in connection with said Agreement; (c) if Mortgagors have engaged in any action or have failed to act in a way which adversely affects the Mortgagoe's security or any right of the Mortgagoe in such security including, but not limited to, (i) default in the observance or performance of any of the covenants or agreements of the mortgage hereunder, which default is not corrected by Mortgagors within ten (10) days after receipt of notice of said default (ii) the assertion of any liens, mechanics' or otherwise, against the premises (iii) the assignment by Mortgagors for the benefit of creditors (iv) the appointment of a receiver, inquidator or trustee of the premises and the adjudication of the Mortgagors to be bankrupt or insolvent or the failure to make payments under a reaffirmation plan and (v) the sale or transfer of the Mortgagor's interest in real extens which is security for this indebtadness; and the whole sum may forthwith be collected by suit at law, foreclosure of, or other proceedings upon this mortgage or by any other legal or equitable procedure without notice or declaration of such action.
- 10. Upon or at any time after filing a suit to foreclose this mortgage, the court in which such suit is filed may appoint any qualified person, corporation or banking association (including Mortgagee itself) named by Mortgagee, a receiver of the premises; auch condition may be made either before or after the sale, without notice and without requiring a bond (notice and bond being hereby waived). Such receiver shall have the power to collect rents, issues and profits of said premises during the pendency of such foreclosure suit, and in the case of a suit and deficiency, during the full statutory redemption, if any as well as during any further times, when the Mortgagors, except for the intervention of such receiver, would be entitled to collect such rents, issues and profits and all other powers which may be necessary or usual in such cases for the projection, possession, control and operation of the premises during the whole of said period; and the receiver out of such cases and profits, may pay costs incurred in the management and operation of the premises, prior and coordinate limits, if any, taxes, assessments, and insurance and pay all or any part of the indebtedness secured hereby or any deficiency decree.
- 11. In any suit to foreclose the lien of this mongage there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses y nich may be paid or incurred on behalf of the Mortgagee, including but without limitation thereto, attorneys' less, appraisors' less, surveys, title searches and similar data.
- 12. To pay all costs incurred, including reasonable attomorph fees, to perfect and maintain the lien on this mortgage
- 13. The rights and remedies of the Mortgages are cumulative, may be exercised as often and whenever the occasion thereof arises; the failure of the Mortgages to exercise such rights or remedies or any of them howsoever often shall not be deemed a waiver thereof; and shall inure to the benefit of its successors and easigns.
- 14. The party or parties named above as Mortgagor and their respective hoirs, personal representatives, successors and assigns are jointly and severally liable to perform the covenants herein, and the term "Mortgagors" shall include all parties executing this mortgage, their respective heirs, personal representatives, and assigns.

AND LANGUAGE THE PROPERTY AND ADDRESS OF THE PARTY OF THE		do and analystic 2910 day of TITY	.0 02
IN WITNESS WHEHEOF, Mongagors have	ser their nan	ds and seals this 29th day of JULY	, 19
COLE TAYLOR BANK AS TRUSTEE U/T/A		Vice President	(SEAL)
TRUST NO. 92-4130	(SEAL		(SEAL)
		Assistant Secretary	
STATE OF ILLINOIS)	Emmeration (15 of the control of the state o	
) SS.	Core Taylor Back (Ling of on the sever) one	
COUNTY OF COYNK	.)	being or allighed funds to hereby expressly	
	,	made a post finitual.	
the undersigned notary	v public	a Notary Public in and for	the County and
State aforesaid do hereby certify that	KERRY GLEN	N RALDWIN and	** ** · · · ·
personally known to me to be the same perso	ns whose na	mes are subscribed to the foregoing instrument, a	ippeared before
me this day in person and acknowledged that	they signed,	sealed and delivered the said instrument as their	free and volun-
· ·		iding the release and waiver of the right of home	
Given under my hand and Notarial seal	this $_{-29th}$	day ol	19. 92
		Matan, Dublin	
Mr. O Funiana		Notary Public	
My Commission Expires:			

SCHEDULE A

LOT 3 IN BLOCK 7 IN ARTHUR DUNAS MUNDELEIN MANOR SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH EAST QUARTER OF THE NORTH WEST QUARTER AND THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 25, TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AUGUST 16, 1926, IN BOOK 'Q' OF PLATS, PAGE 26, AS DOCUMENT 284669 IN LAKE COUNTY, ILLINOIS PIN# 10 25 108 015 AKA 58 N. IDLEWID, MUNDELEIN, IL. 60040

PAGE 108 OL.

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) 88
COUNTY OF COOK)
1, the undersigned , a Notary Public in and for said County,
in the state storesald, DO HEREBY CERTIFY, that Phyllis Lindstrom
Vice President, of COLE TAYLOR BANK and Kathleen Dunne, Assistant Secretary of said Bank, personally, known to me
to be the same persons whose names are subscribed to the foregoing
Instrument as such Vice-President and Assistant
Secretary respectively, appeared before me this day in person and
acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for
the uses and purposes therein set forth; and the said Assistant Secretary
Kathleen Dunne, aid also then and there acknowledge that said Assistant
Secretary , as custodian of the corporate seal of said Bank,
did affix the said corpresse seal of said Bank to said instrument as said
Assistant Secretary's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set
forth.
Given under my hand and Notorial Sear this 30 day of July 1992,
the state of the s
Notary Public
CHO CARO
NOTARY PURIC STATE OF ILLINGS
NY COMO CINCLO EXP. 12 (G. 21 1995)

Proberty of Cook County Clark's Office

EXCULPATORY CLAUSE

It to expressly understood and agreed by and between the parties hereto, snything herein to the contrary notwithstanding, that each and all of the warranties, indownities, representations, covenants, undertakings and agresments herein made on the part of the Trustee while in form purporting to be the varranties, indeenities, representations, covenants, undertakings and agreements of said Trustee are nevertheless such and every one of them, made and incended not an personal varranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of hinding said Truetee personally but are made and intended for the purpose of hinding only that portion of the trust property specifically described herein, and this instrument to executed and delivered by said Treates not in its own right, but solely in the exercise of the powers conferred upon it as such Trustse; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceshie against the Cole Taylor Bank on account of this insion agr.
or sagi.
October Collings Clark's Office instrument or on any warranty, indemnity, representation, covenant, undertaking or agreement of the said Trustes in this instrument contained, sither expressed

Property of Coot County Clert's Office 92703700